



Slum Rehabilitation Authority

No. SRA/ENG/2735/KE/PL/LOI

Date: **18 MAR 2024**

To,

Scheme No. 02

- 1. Architect** : Shri. S. P. Shewade
of M/s. S. P. Shewade & Associates
3, Ramvatika, Prarthana Samaj Road,
Ville Parle (East),
Mumbai - 400 057.
- 2. Developer** : M/s. Moss Realtors Pvt. Ltd. with Chamunda
Builders & Developers (by Specific Power of
Attorney)
G-3, Natwar Chambers, 94, Nagindas Master
Road, Oak Lane, Fort, Mumbai - 400 023.
- 3. Society** : **"Om Gurukrupa SRA CHS Ltd."**

Subject : **Revision of LOI due to amalgamation of adjoining plot**
bearing C.T.S. No. 299 (non-slum plot) of Village Ville
Parle, Shahaji Raje Marg, Ville Parle (E) to be developed
under Regulation 30(A) read with 17(1) of DCPR 2034.

with Scheme No. 02 of Om Gurukrupa SRA CHS Ltd.
under Regulation 33(10) of DCPR 2034 situated on the
land bearing CTS nos. 298, 298/1 to 20, 300, 300/1 to
10, 301, 301/1 to 8, 302, 302/1 to 4, 303, 303/1 to 12 of
Village Ville Parle, Shahaji Raje marg, Ville Parle [E],
Mumbai 400057, in 'K/East ward'.

which is already clubbed with Scheme No. 01 as per
approved 1st Clubbing LOI issued dtd. 01.06.2021 & with
Scheme No. 03 as per approved 2nd Clubbing LOI issued on
04/08/2022

Scheme no. 01 :- under Regulation 33(11) of DCPR 2034
on plot bearing CTS Nos. 1156, 1157, 1157/1 to 3, 1158,
1158/2 to 4, 1159[pt], 1159/1 & 1162/C of village Vile
Parle, Taluka-Andheri at Baji Prabhu Deshpande Road
[old police station rd.] at Vile Parle[W] in 'K/W' ward
Mumbai-400056,

SRA/ENG/2735/KE/PL/LOI

which is clubbed with Scheme No. 03 as per approved
3rd Clubbing LOI issued on 29/03/2023

Scheme no. 03 :- under Regulation 33(10) of DCPR 2034 on land bearing CTS Nos. 195 [pt] of village Andheri [W], situated at D.N. Nagar, Opp. Indian Oil Nagar, Andheri [W], Mumbai Suburban District, in 'K/West ward' for '**Sitladevi SRA CHS (Ltd.)**'.

Which is already clubbed with,

S.R. Scheme on plot bearing CTS no. 1110(pt) of village Kandivali at M.G.Road, Tulaskar wadi, Kandivali[W] Mumbai-400067, in 'R/South ward' for '**Shiv Shakti CHS (Ltd.)**'.

& Clubbed with,

S.R. Scheme under Regulation 33(11) of DCPR 2034 on the plot bearing CTS Nos. 1284, 1284/1 to 3 of Village Vile Parle, F.P. No. 128 of TPS-II of Vile parle at Malaviya Road, Vile Parle (East), Mumbai-57. [As per approved Clubbing LOI Dt. 11.02.2022.& 15.02.2023]

- Reference** : i. Architect's application dtd. 10/07/2023.
ii. 3rd Clubbing Revised LOI dtd. 29/03/2023.

Gentlemen,

With reference to the above mentioned **S. R. Scheme No. 02** under Reg. No. 33(10) & Reg. 30(A) read with 17(1) of DCPR -2034 on plot bearing CTS nos. 298, 298/1 to 20, 299, 300, 300/1 to 10, 301, 301/1 to 8, 302, 302/1 to 4, 303, 303/1 to 12 of Village Ville Parle, Shahaji Raje Marg, Ville Parle [E], Mumbai 400 057, in 'K/East Ward' for "**Om Gurukrupa SRA CHS Ltd.**", this office is pleased to inform you to approve sanctioned FSI of 3.60 on Slum Plot and 2.70 on Non-Slum Plot in accordance with provisions of DCPR 2034 subject to following conditions:-

SRA/ENG/2735/KE/PL/LOI

1. The revised letter of Intent is issued in continuation with the Letter of Intent issued to Scheme No. 02 u/no. SRA/ENG/2735/KE/PL/LOI dtd. 08/09/2015 and Revised Letter of Intent issued under even no. on 15/06/2017, 20/09/2019, 30/01/2020 and Clubbing Letter of Intent issued on 01/06/2021, 04/08/2022 & 29/03/2023.
2. The built-up area for Sale and Rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, nos. of eligible huts, etc., the parameters shall be got revised from time to time.

The salient features of the scheme are as under:-

Sr. No.	Description	Scheme No. 01	Scheme No. 02			Scheme No. 03	
		As per 3 rd Clubbing LOI dtd. 29.03.2023	As per 3 rd Clubbing LOI dtd. 29.03.2023	As per Now Proposed Plans			As per 3 rd Clubbing LOI dtd. 29.03.2023
				Slum Plot	Non-Slum Plot	Total	
1	Area of plot	1373.40	1976.00	1976.00	329.70	2305.70	18566.80
2	Deduction for	Nil	Nil	Nil	Nil	Nil	931.33
	a) D.P. Road (12.20 mt. wide)						
	b) Set Back of 30.50 & 18.30 mt D.P. Rd.	Nil	Nil	Nil	Nil	Nil	2957.35
	c) Set Back of 12.20 mt D.P. Rd.	Nil	Nil	Nil	Nil	Nil	29.90
	d) 6.10mt. wide existing internal Rd	Nil	Nil	Nil	Nil	Nil	Nil
	e) Municipal Retail Market- 1 234.31/4.0	Nil	Nil	Nil	Nil	Nil	308.57
	f) Municipal Primary School- 740.15/4.0	Nil	Nil	Nil	Nil	Nil	185.04
	g) Municipal Maternity Home- 401.34/4.0	Nil	Nil	Nil	Nil	Nil	100.33
	h) Reservation P.G.	Nil	Nil	Nil	Nil	Nil	979.50
	i) Garden (100%)	Nil	303.50	233.28	230.79	464.07	Nil
	Total (a) to (h)	Nil	303.50	233.28	230.79	464.07	5492.02
3	Balance plot area (1-2)	1373.40	1672.50	1742.72	98.91	1841.63	13074.78
4	Deduction for 15 % R.G.	Nil	Nil	Nil	Nil	Nil	Nil
5	Net plot area (3-4)	1373.40	1672.50	1742.72	98.91	1841.63	13074.78
6	Addition for FSI Purpose Total (a to h) of sr.no.2	Nil	Nil	Nil	230.79	230.79	5492.02
7	Plot area for consider for FSI (5+6)	1373.40	1672.50	1742.72	329.70	2072.42	18566.80
8	Max. permissible FSI on plot	3.00 or actual	3.00 or actual	3.00 or actual	1.00 + 1.00	--	4.0 or actual
9	Max. permissible BUA on plot (7x8)	4120.20	5017.50	5228.16	890.19	6118.35	4.0 or actual
A	Additional 0.50 FSI as per Table 12 Reg. 30(A)	Nil	Nil	Nil	164.85	164.85	Nil
B	Admissible 0.50 TDR as per Table 12 Reg. 30(A)	Nil	Nil	Nil	164.85	164.85	Nil
C	Incentive as per Reg. 17(1)	Nil	Nil	Nil	230.79	230.79	Nil
10	Permissible BUA :- a) PTC-	1373.40	Nil	Nil	Nil	Nil	Nil

SRA/ENG/2735/KE/PL/LOI

	b) Zonal FSI-	1373.40	Nil	Nil	Nil	Nil	Nil
	c) Free Sale	1373.40	Nil	Nil	Nil	Nil	Nil
11	Rehab BUA for FSI	Nil	2718.99	2852.49	--	2852.49	24580.95
12	Area under Amenities & Common Passage	Nil	502.58	568.37	--	568.37	5115.62
13	Rehab Component: (12+13)	Nil	3221.57	3420.86	--	3420.86	29696.57
14	Incentive Sale BUA	Nil	1.0	1.0	--	--	1.10
15	Sale Component after incentive	Nil	3221.57	3420.86	890.19	4311.05	32666.23
16	<i>After Clubbing of LOI dtd. 14.05.2012 (Sale BUA transferred from Shivshakti Nagar CHS Kandivali (W) in scheme no.3 only</i>	Nil	Nil	Nil	Nil	Nil	11900.00
17	PTC BUA transferred to scheme no.2	-930.63	+930.63	+930.63	--	+930.63	Nil
18	PTC BUA to transferred to scheme no.3 from scheme no. 01 as per LOI dt.04.08.22	-185.00	Nil	Nil	Nil	Nil	+185.00
19	PTC BUA proposed to transferred to scheme no.3 from scheme no. 01 now	-257.77 (1373.40- 930.63- 185.00)	Nil	Nil	Nil	Nil	+257.77 (1373.40- 930.63- 185.00)
20	PTC BUA transferred already in scheme no.3 from the another scheme of K/East ward as per last LOI dated 15/02/2023.	Nil	Nil	Nil	Nil	Nil	724.90 [597.10+ 127.80]
21	PTC BUA proposed	Nil (1373.40- 930.63- 185.00- 257.77)	930.63	930.63	--	930.63	1167.67 (597.10 + 185.00+ 127.80+ 257.77)
22	Sale BUA Transfer from Scheme no. 02 to Scheme no. 01	+930.63	Nil	Nil	Nil	Nil	Nil
23	Sale BUA transfer from Scheme no. 03 to Scheme in K/E Ward as per LOI dt.15/02/2023	Nil	Nil	Nil	Nil	Nil	-724.90 [597.10- 127.80]
24	Sale BUA transfer from Scheme no.03 to Scheme no.01 as per LOI dt.04.08.22	+185.00	Nil	Nil	Nil	Nil	-185.00
25	Sale BUA transfer from Scheme no.03 to Scheme no.01	+257.77 (1373.40- 930.63- 185.00)	Nil	Nil	Nil	Nil	-257.77 (1373.40- 930.63- 185.00)
26	Sale BUA Permissible after Clubbing	1373.40+ 1373.40+ 930.63+ 185.00+ 257.77 =4120.20	3221.57- 930.63= 2290.94	3420.86- 930.63= 2490.23	890.19	3380.42	32666.23+ 11900.00- 597.10- 185.00- 127.80- 257.77= 43398.56
27	Total BUA permissible (11+21+26)	4120.20	5940.56	6273.35	890.19	7163.54	69147.18
28	Sanctioned FSI for the project (2/7)	3.00	3.55	3.60	2.70	--	3.724
29	Less: TDR already released	Nil	226.87	Nil	Nil	Nil	2990.00
30	Less: TDR Rccommended dtd. 04.12.2020	Nil	Nil	Nil	Nil	Nil	5000.00
31	Sale BUA permissible in situ	4120.20	2290.94- 226.87= 2064.07	3420.86- 930.63= 2490.23	890.19	3380.42	43526.36- 2990.00- 5000.00= 35536.36
32	Rehab Residential	Nil	73	73	--	73	808
33	Rehab Resi. -cum-Comm.	Nil	Nil	Nil	Nil	Nil	09
34	Rehab Commercial	Nil	02	02	--	02	74
35	Additional PAP	Nil	09	13	--	13	Nil

SRA/ENG/2735/KE/PL/LOI

36	Amenities							04 Balwadi 04 Wel Cen. 09 Soc. Off. 04 Yoga Cen. 04 Skill Dev Centre 01 Commun. Hall 02 Exist. Amenity 04 Relig. Struct.
37	Total	Nil	84	88	--	88	923	
38	No of PTC tenements	Nil	27	27	--	27	26 [20+06]	
39	1) Non-buildable reservation to surrendered A) Reservation PG. (33%)	Nil	Nil	Nil	Nil	Nil	979.50	
40	2) Buildable reservation to be surrendered	Nil	Nil	Nil	Nil	Nil	1234.31	
	a) Municipal Retail Market	--	--	--	--	--	740.15	
	b) Municipal Primary School	--	--	--	--	--	401.34	
	c) Municipal Maternity Home	--	--	--	--	--		

That the following Additional Condition shall be complied with:-

- A.** That you shall comply with conditions mentioned in the Circular No. 209, 210, 213 & 215 and submit an undertaking before asking Amended Plans for Composite Building.

If applicant Society/ Developer/ Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the DCPR 2034 in the office of the under signed within 90 days from receipt of this LOI.

Yours faithfully,

Sd/-

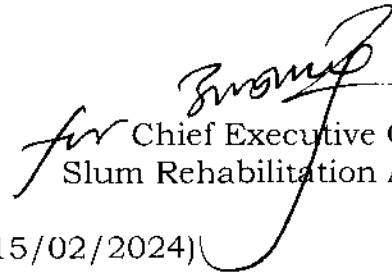
Chief Executive Officer
Slum Rehabilitation Authority

(Hon. CEO (SRA) has signed the LOI on 15/02/2024)

SRA/ENG/2735/KE/PL/LOI

Copy to:

1. Municipal Commissioner, MCGM.
2. Assistant Commissioner, K/E Ward of MCGM
3. Chief Engineer (Development Plan), MCGM
4. H.E. of MCGM
- ✓ 5. I.T. Section (SRA)


for Chief Executive Officer
Slum Rehabilitation Authority

(Hon. CEO (SRA) has signed the LOI on 15/02/2024)